

Agenda for DHT Specially Called Board Meeting Nov. 15, 1999  
DHT

Call to order--6:00

FIU/UM Circle Play

Finances

Endangered Sites List

# Most Endangered Historic Sites

Date of Response: Aug/24/1999 (Tuesday)

*Italic = Side bar*

- 1) Freedom Tower - **Herb Sosa**
- 2) The Miami Circle - **George Neary**
- 3) The Bel Aire Hotel (North Beach) : - **Randall Robinson**  
The Carrilon Hotel (North Beach) – accordian wall architectual features-  
The Calvert (formerly Pritikin Conference Center on Collins Avenue - Royal York)
- 4) Sunny Isles Motels (Portions of Buildings)
- 5) Richter Library at the University of Miami? – **Randall Robinson \ Mike Stephens**
- 6) - *Gusman Theatre?* - **Thorn Grafton**  
- *Coconut Grove Playhouse?*
- 7) *Historic Hotel Names:* - **Heidi**
  - *Fairmont*
  - *Tiffany's*
  - *Etc.*
- 8) The Redland / Anderson's Corner / Redland Schoolhouse? – **Thorn Grafton**
- 9) Dade County's Historic Schoolhouses (Larkin School House at Sunset)– **Ruth Jacobs**
- 10) Curtis Mansion - **Jane Caporelli**
- 11) Miami Stadium – **Randall Robinson / Juan Liczaro???**
- 12) Victor Hotel (124 Collins) – **Tom Mooney**
- 13) Bungalows in Little Havana + Collection of Historic Art Deco Mediterranean Rival Structures in Little Havana – **Jane Corporelli**

## Future Disussions:

- a) Stiltsville
- b) Biscayne Boulevards Motels
- c) - Fointainblue
  - Eden Rac
- d) Firestone Building in Little Havana
- e) Virginia Key Marine Stadium
- f) Miami River
- g) Rowe Hotels (6600 Collins Avenue)
- h) The Monte Carlo (North Beach)
- i) Pebles / Bath Club

## **1.: Freedom Tower:**

South Florida has had a long standing love affair with the Mediterranean style of architecture. This is best represented in the 1925, grand tower designed by Schultz & Weaver of N.Y.C., as the home of the Miami Daily News. After the downfall and eventual closing of the Miami Daily News, the tower sat vacant for many years. The Cuban wave of immigrants in the early sixties began to bring over 320 000 new inhabitants to the area. The old tower was re-opened as a U.S. government refugee processing and placement center. Thousands of new Miamians walked through the opulent archways and under the richly carved and painted ceilings of the tower – now known as the Freedom Tower – Miami's version of Ellis Island.

The Freedom Tower had fulfilled its latest task by the early 70's, and was closed once again. The grand lady sat derelict and dark – many of its elegant ironwork and windows, removed or destroyed.

A new owner in the early 1980's, a plan to convert it into a party and event center, along with a multi-million dollar renovation made the tower listen on the Miami skyline once again. Financial troubles plagued the project, and again its doors were shut, and its future uncertain.

In early 1997, Dade Heritage Trust, began an aggressive plan to acquire and restore the Freedom tower through a series of public and private funds. The State of Florida listed the Freedom Tower as the number one priority on the endangered list of historic properties in the state.

Jorge Mas Canosa, a Cuban American Businessman and community leader stepped in and purchased the Tower, and announced a plan to restore the tower, and create a permanent museum exhibit. Mr. Mas Canosa did not live to make this project a reality – his family announced over two years ago their intentions to fulfill their fathers dreams for the Freedom Tower.

To date, the building deteriorates – windowless and stripped of most of its decorative elements and its dignity. This is a sad way to celebrate our past and educate individuals about our community. Where is the pride of our heritage?

## **2.: The Miami Circle:**

As many as two thousands years ago, on the mouth of the Miami River, the Native American tribe known as the Tequesta built a ceremonial temple or council house. Around that structure and others like it, the Tequesta settlement thrived encompassing a large area of what today is downtown Miami.

We know this, because in September 1998, archeologists made an incredible discovery in limestone bedrock. They discovered, what is now known as the Miami Circle, a prehistorical circle 38 feet in diameter. The circle had numerous postholes and an eye was carved in its eastern point. Particularly curious, were the remains of a six-foot shark as well as two basaltic stone axes not indigenous to Florida, but deliberately buried in the circle. These clues point to the remains of a Tequesta building of great importance. The Miami Circle may be one of the most important Native American archeological discoveries in South Florida and perhaps North America. As such, the site has to be

preserved for future generations. Items of historical significance are monuments to our forefathers and legacies to our children.

### **3a.: The Bel Aire Hotel**

**DEMOLISHED** in July 1999!

### **3b.; The Carillon Hotel**

Right up there with the Fontainebleau, the Eden Roc and the Deauville is this 1957 Norman Giller masterpiece of Miami Beach resort architecture. In the Carillon, Giller brought Miami Beach's love affair with the Modern style to one of its high points. Giller's introduction of flat-slab construction to Florida allowed for Miami Beach's first use of glass curtain wall. With the outlandish accordion-like cladding of the ball-rooms facing Collins Avenue Giller brought the use of decorative reliefs begun by the Deco architects of the 1930s to its climax.

### **3c.; The Calvert (The Royal York)**

Designed by Albert Anis in 1950, the Royal York is an elegant transitional building bridging Deco and MiMo. Its limited use of glass and modest proportions recall the smaller hotels of the late 30s while its clean lines punctuated by a protruding kidney-shaped porte-cochere heralded the fantastic resort palaces of the 50s.

## **4.: The Motels of Sunny Isles**

A vanishing breed, the motels of Sunny Isles show how Miami Beach resort architecture responded to the emerging dominance of the automobile. A close relative of the Las Vegas Strip of the same period, this collection was described by a 1963 AIA Guide to Miami as a "startling phenomenon", and "an assemblage of architectural whims." "Owners of some of these fantastic outbursts," the guide continues, "explained that their chief demand of an architect was that he design the highway façade so as to stop all traffic!"

## **5.: Richter Library at the University of Miami**

The grand entry lobby and stair of the Richter Library at the University of Miami is one of the most fabulous interior spaces existing in South Florida; it is also an excellent example of the Academic Modernism of the 50's and 60's. The Library is an example of an indigenously refined Modernism, a development that made Modernism significantly more appropriate in this application for this region than almost anywhere else in the world.

The space is also very reminiscent of the main stair in Eric Gunnar Asplunds library in Stockholm.

**6a.: The Gusman Theater**

**6b.: Coconut Grove Playhouse**

**7.: Historic Hotel Names:**

Miami Beach's famous Art Deco hotels have recently come under attack due to a 1996 amendment to the trademark law. This well-intended amendment established the concept of trademark "dilution" -- the idea that a company's trademark could be weakened if used by another, even if a different business. Although only two hotels have been significantly challenged there is the potential for over 30 hotels to be affected by this Anti-Dilution clause. Due to the retro-activity of this clause Miami Beach's historic hotels are now facing litigation. In 1998, the New York jeweler, Tiffany & Co, sued the Tiffany Hotel. The jeweler argued in federal court that their name could be tainted or at least confused if used by the Collins Avenue hotel. However, in a settlement, the company agreed to allow the hotel to keep its spire, with the name Tiffany on it. The Fairmont was not as successful. After 63 years of operating as the Fairmont Hotel, Miami Beach's Fairmont is now changing its name to Fairwind. This change is a result of a settlement with the San Francisco based Fairmont Hotels.

**8.: The Redland / Anderson's Corner / Redland's school house**

**9.: Dade County's Historic Schoolhouses**

**10.: Curtis Mansion**

**11.: Miami Marine Stadium**

Designed by Spills Candela & Partners, the Miami Marine Stadium on Virginia Key is an outstanding marriage of engineering and aesthetics. It's minimalist beauty is expressed in exposed concrete, while the soaring cantilevered roof allows unobstructed sight lines. Since its completion in 1964 the Marine Stadium has provided a uniquely Miami venue for events ranging from stage shows to power boat racing employing Biscayne Bay and the Miami skyline as a stunning backdrop.

**12.: Victor Hotel - 1144 Ocean Drive**

Constructed in 1937 and designed by prominent Art-Deco Architect L. Murry Dixon, the Victor Hotel is a designated contributing structure located within the Ocean

Drive/Collins Avenue Local Historic District in the City of Miami Beach. In addition to being an icon on Ocean Drive, the Victor Hotel is one of the finest large scale Art-Deco era hotels in Miami Beach and is highlighted by a prominent southeast corner plane rising vertically above the roof and counterbalanced by strong bands of horizontal windows, especially on the principal facade.

The Victor Hotel has, unfortunately, been vacant for a number of years and yet still has retained a reasonable degree of architectural integrity in terms of exterior elevations.

The non-public interior area of the subject structure, however, has been gutted down to the bare concrete columns, beams, floor slabs, and concrete block (exterior) walls, leaving many or most of the original significant interior design features largely intact in the public interior spaces, including the lobby, grand mezzanine and the ballroom.

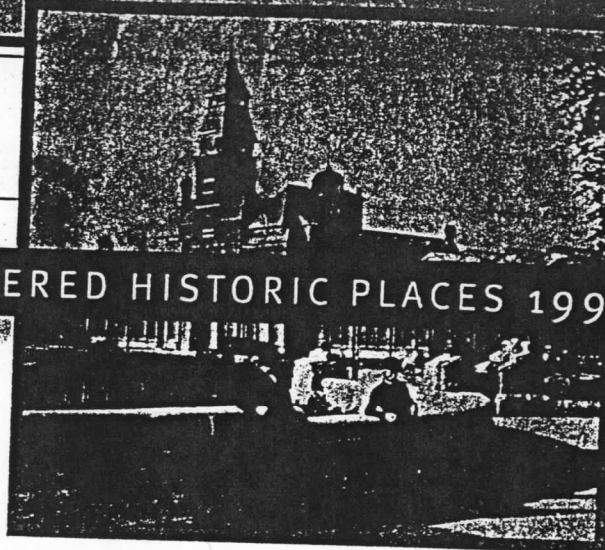
If something isn't done now, the sea-blown rain and salt air will continue entering the building periodically and effect the architecturally significant and sensitive lobby area, further threatening the original Earl LePan mural and remaining decorative details.

### **13.: Bungalows in Little Havanna**



## AMERICA'S 11 MOST ENDANGERED HISTORIC PLACES 1999

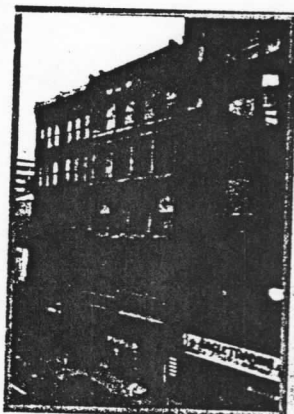
The National Trust announced its annual list of America's 11 Most Endangered Places on June 14. As the Trust put it, "These sites are chosen to illustrate highly significant symbols of our American heritage threatened by neglect, deterioration, lack of maintenance, insufficient funds, inappropriate development, or insensitive public policy." No place that was named to the 11 previous lists has been destroyed, and in the last year alone, safety was secured for four formerly endangered properties.



### Pullman Administration Building and Factory Complex

CHICAGO

The engine that propelled railcar magnate George Mortimer Pullman's 1880s company town needs a thorough overhaul.



### West Side of Downtown

BALTIMORE

A revitalization plan that would demolish 150 buildings in a faded retail and entertainment destination? Smells like urban renewal.

### The Corner of Main and Main

NATIONWIDE  
The corner drugstore is making a comeback. The corner chain drugstore, that is, and it's often replacing in-town historic buildings with a box and drive-through pharmacy window plunked down in a parking lot.

### Richard H. Allen Memorial Auditorium

SITKA, ALASKA  
Sheldon Jackson College, founded as a trade school for Native Alaskans in 1878, has accepted the notion that the center of campus life since its construction in 1910 should be restored and reopened. But the school doesn't have the money to do it, and neither does the community.



### Country Estates of River Road

LOUISVILLE, KY.

On bluffs above the Ohio River, a proposed highway and bridge would bisect two historic districts defined by the houses designed for the local elite by their favorite architects between the 1870s and the 1930s.

### Angel Island Immigration Station

SAN FRANCISCO BAY

The shabby condition of this entry point for hundreds of thousands of Pacific Rim and South American immigrants is common throughout California's underfunded park system.

### Four National Historic Landmark Hospitals

NEW YORK STATE

H.H. Richardson, A.J. Downing, Calvert Vaux, and Frederick Law Olmsted designed the 19th-c. psychiatric hospitals that the state has on the market. Any buyer could remodel or destroy them at will.

### Lancaster County

PENNSYLVANIA

As more people "get to know what good is," as they say in this center of farming and plain living, the new is overwhelming the olde.

### Arts and Warehouse District

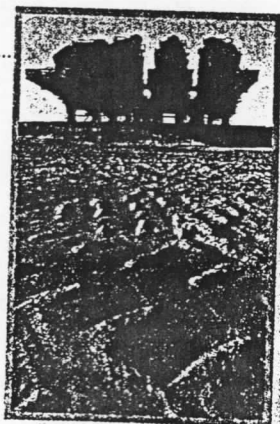
SAN DIEGO

Life stirring in this industrial community would be snuffed out by a new stadium for the San Diego Padres. An alternate downtown location makes more sense.

### Travelers' Rest

LOLO, MONT.

Exactly where did Lewis and Clark camp? Archaeologists want to study a site being disturbed by trailer park construction and subdivided for houses.



### Hulett Ore Unloaders

CLEVELAND

The 96-foot-tall steel contraptions that have guarded the Lake Erie shore for more than 80 years are not only obsolete, they're also taking up valuable waterfront space and could soon be unloaded themselves onto the scrap heap.

TO: THORN GRAFTON

FROM: RICK FERRER  
MIAMI-DADE COUNTY  
HISTORIC PRESERVATION DIVISION

DATE: 1/27/99

RE: LIST OF THREATENED /  
DERELICT OR  
ENDANGERED HISTORIC  
PROPERTIES

THE FOLLOWING IS A LIST OF PRESENTLY THREATENED, DERELICT OR ENDANGERED HISTORIC PROPERTIES FROM A LIST OF HISTORIC SITES DESIGNATED BY THE MIAMI-DADE COUNTY HISTORIC PRESERVATION BOARD. THE COUNTY BOARD HAS MAINTAINS JURISDICTION OVER UNINCORPORATED AREAS, NEW MUNICIPALITIES AND MOST SMALL MUNICIPALITIES.

<u>SITE NAME</u>	<u>STATUS</u>
1. PARROT JUNGLE & GARDENS	The tourist attraction will be relocating to Miami's Watson Island leaving the present historically recognized site endangered by possible developmental pressure.
2. CALUSA PLAYHOUSE	One of two remaining Matheson-era worker cottages from Key Biscayne's plantation period. The cottage has gone through fire damage and subsequent damages due to worker negligence resulting in the dismantling of 2/3rds of the historic structure. County Parks & Rec has promised to reconstruct.
3. STORE PORCH	This is a derelict building in West Goulds of significance due to its social and commercial role to the area's African-American community.
4. DICE HOUSE	The sole pioneer historic building remaining in Kendall. Commercialization in the area may result in its loss. Has had several close calls with the wrecking ball.
5. DADE COUNTY HOSPITAL ANNEX (KENDALL HOSPITAL)	This is the sole building left of the Dade County Hospital campus at Kendall. It is in derelict shape.
6. STONEGATE	This is one of the last remaining great oolitic limestone mansions that stands. It is in derelict shape. The good news: a developer will soon break ground to rehabilitate and reconstruct the now ruined mansion.
7. REDLAND ELEMENTARY SCHOOL	Miami-Dade County Public Schools did not rehabilitate this important south Dade landmark leaving it to further deteriorate after Hurricane Andrew damages. The County has assumed ownership of the property in an arrangement with DCPS. A non-profit group

Post-It® Fax Note

7671

Date	9/29	# of pages	2
To	George Neary		
Co./Dept.	mm		
Phone #			
Fax #			



## Page 2 (cont'd.)

## Threatened / Endangered / Derelict Historic Properties

- associated with the Florida Pioneer Museum is working towards the site's rehabilitation.
8. **FUCHS HOMESTEAD**  
A 1912 pioneer homestead associated with the Fuchs (Holsum Bakery) family in derelict shape. Almost lost to a proposed fire exercise.
9. **BETHEL HOUSE**  
A small wood frame house built by a Bahamian pioneer in West Perrine. Plans for its relocation and rehabilitation have yet to be realized.
10. **CORAL GABLES WAYSIDE PARK**  
Slowly decaying waterway entrance near Coral Gables.
11. **CUCHIELLA RESIDENCE**  
A derelict oolitic limestone cottage located in Florida City. The only known historic site recognizing the impact of Italian-American community in South Florida. Plans for its rehabilitation and adaptive reuse have not been realized.
12. **WATERCOURT VILLA & PERGOLA**  
A Venetian-inspired waterside villa in Sunny Isles. The residence is not threatened but an important landscape feature, the pergola, has serious foundational problems and is slowly sinking into the bay.

## Fax Transmittal Memo 7672

To *George Neary*  
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 Comments



No. of Pages

Today's Date

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Disposition:☐ Destroy☐ Return☐ Call for pickup

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Telephone #

## South Florida Bungalows

One building type found in all middle class suburbs that grew in Miami is the bungalow. Bungalows were built throughout Miami from the 1910s through the 1930s. National magazines advertised mail order catalogues that offered complete building plans and specs for five dollars.

The bungalow is well suited to South Florida having high pitched roofs; using the space above the ground floor as insulation from the sun and verandahs on two to four sides as shelter from the heat.

South Florida bungalows took advantage of the area's natural resources. Constructed with Dade County pine, foundations, walls, chimneys and porch supports were of oolitic limestone, sometimes mined at the construction site. Large windows, deep set porches and wide eaves all provided relief from the heat in pre-air-conditioned days. Stone piers added stability against high winds. Their informal floor plans and simple construction allowed local builders to give these houses a personal touch. The most distinguishing elements of the style were retained while details were treated in a variety of ways. The broad overhangs and porches were as much architectural expressions as they were features that worked in the South Florida climate. The bungalow is a good model when energy efficiency and environmental considerations are so important in today's designs.

Bungalows still contribute to the urban fabric in Little Havana, particularly the subdivisions once known as the Lawrence Estates Park and Riverview. These bungalows in Little Havana are quickly becoming a thing of the past as they are demolished to make way for more multi-family homes, particularly affordable housing.

## Assets

### Current Assets

Miami Circle Acct	\$ 25,761.60
Florida Lighthouse	10672.28
DHT Operating Acct.	20000.00
DHT Mutual Fund	15534.68

Prepaid Expenses	1256.89
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<b>Total Current Assets</b>	<b>\$ 73,225.45</b>
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Property & Equipment	\$ 25,463.00
Accumulated Depreciation	(23128.00)
	2335.00

Other Assets	100.00
Deposits	
Total Other Assets	0.00

<b>Total Assets</b>	<b>\$ 75,660.45</b>
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## Liabilities & Fund Balances

Current Liabilities	
Refundable Advances:	
(Miami Historic Neighborhoods)	\$ 9,427.81

Total Current Liabilities	\$ 9,427.81
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Long-Term Liabilities	0.00
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Total Long-Term Liabilities	0.00
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Total Liabilities	\$ 9,427.81
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### Fund Balances

Fund Balance - Unrestricted funds	\$ 56,232.64
Temporary Restricted Funds	10000.00

Total Fund Balances	\$ 66,232.64
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<b>Total Liabilities &amp; Fund Balances</b>	<b>\$ 75,660.45</b>
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## Curtiss Mansion

Glenn Curtiss, born in Hammondsport, New York was one of the most influential men in aviation history. He invented the aileron, a mechanical part that no plane could fly without. During World War I, ninety five percent of all American pilots were trained in planes designed by Glenn Curtiss.

In 1912, Curtiss opened a flying school in the Miami area but did not move himself until 1916 eventually moving his school to northwest Dade in 1917. Within a couple of years Curtiss partnered with James Bright and the Curtiss-Bright Ranch came into existence. The ranch covered 12,000 acres that the partners decided to develop into residential communities. These communities became Hialeah and Miami Springs. Curtiss then independently planned a third development, originally known as "Opatishawockaloca" an Indian word meaning "big island covered with many trees in the swamps." By 1921, this was shortened to Opa-locka.

Both Curtiss and Bright had been exposed to many regions in the United States, Curtiss through his involvement in aviation and Bright's previous business interests had been in the Southwestern states and Mexico. It was no coincidence that their first two developments were based on architectural themes influenced by the Mission and Spanish Colonial vernacular that was popular in the Southwest during that time.

Glenn Curtiss designed his own home in Miami Springs in 1925. The "Miami Springs Villas", also known as Dar-Err-Aha, "the house of happiness," located at 500 Deer Run was designed in the Pueblo style. The mansion contained four bedrooms and touches like Cuban tiles, a walk-in natural stone fireplace, beamed ceilings, hardwood floors, one of Dade's first Olympic-sized pools and grounds with black and white swans, peacocks and wading birds. The 1926 hurricane ended Curtiss' development hopes, but he lived in his splendid mansion until his death in 1930.

The Curtiss Mansion, a designated historic site, is now owned by the City of Miami Springs. Having barely survived 3 fires in 5 years, vandalism and neglect, the City was given a five year deadline in 1998 to restore it or face demolition.

DHT - September Income/Expense  
09/01/99 Through 09/30/99

10/13/99

Page 1

Category Description	09/01/99- 09/30/99
<b>INFLOWS</b>	
3100-Membership Dues	1,370.00
3200-Donations	1,115.00
3350-Advertising Income	1,512.50
3400-Publication Sales	66.24
3500-Meeting/Event Income	2,249.64
3900-Interest Income	8.69
3901-Investment/Dividend Income	153.44
<b>TOTAL INFLOWS</b>	<b>6,475.51</b>
<b>OUTFLOWS</b>	
5000-Salary Expenses	7,223.36
5115-DHT Meetings - catering	54.91
5400-Permits & Licenses	428.00
5600-Utilities	193.04
5710-Accountant Fees	750.00
5800-Advertising & Promotion	100.00
5810-Printing	441.94
5830-Special & Fundraising Events: Expenses/Catering/Spkrs	4,076.35
5840-Seminars/Conferences/Meetings	517.00
6010-Payroll Taxes	675.01
6015-Medical Insurance	582.00
6200-Vehicles Expense	3.00
6300-Payroll Processing Service	77.75
6310-Office Supplies	196.08
6320-Telephone	21.03
6330-Dues & Subscriptions	500.00
6500-Bank Charges	10.00
6521-Credit Card discount fee - membership sales	5.37
6610-Equipment - Lease & Maintenance	806.55
6810-Postage	393.90
6830-Travel (Transportation & Lodging)	895.00
<b>TOTAL OUTFLOWS</b>	<b>17,950.29</b>
<b>OVERALL TOTAL</b>	<b>-11,474.78</b>



## Assets

### Current Assets

Miami Circle Acct	\$ 22,125.63
Florida Lighthouse	10706.82
DHT Operating Acct.	20000.00
DHT Mutual Fund	18383.76

Prepaid Expenses	1256.89
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**Total Current Assets** **\$ 72,473.10**

Property & Equipment	\$ 25,463.00	
Accumulated Depreciation	(23128.00)	
		<b>2335.00</b>

Other Assets		<b>100.00</b>
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Deposits

Total Other Assets		<b>0.00</b>
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**Total Assets** **\$ 74,908.10**

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## Liabilities & Fund Balances

### Current Liabilities

Refundable Advances:	\$ 10,327.21
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(Miami Historic Neighborhoods)

Total Current Liabilities	<b>\$ 10,327.21</b>
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Long-Term Liabilities	0.00
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Total Long-Term Liabilities	0.00
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**Total Liabilities** **\$ 10,327.21**

### Fund Balances

Fund Balance - Unrestricted funds	\$ 54,580.89
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Temporary Restricted Funds	10000.00
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**Total Fund Balances** **\$ 64,580.89**

**Total Liabilities & Fund Balances** **\$ 74,908.10**

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